

# \$325,000 - 203, 130 25 Avenue Sw, Calgary

MLS® #A2212396

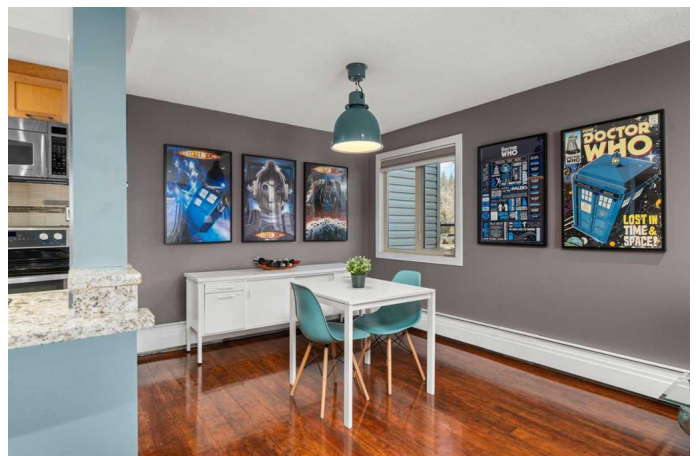
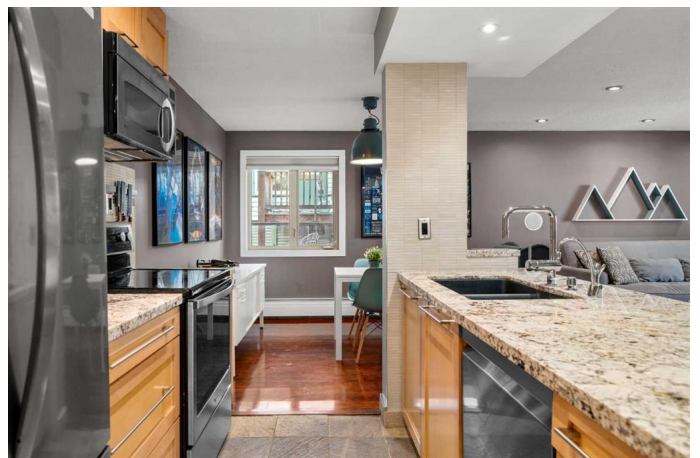
**\$325,000**

2 Bedroom, 1.00 Bathroom, 806 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to #203, 130 25 Avenue SW â€” a bright, 2-bedroom corner unit in the heart of Mission, where river paths, 4th Street energy, and the best of inner-city living are all right outside your door. Whether you're grabbing a coffee, biking along the Elbow, or dining at one of the many incredible local restaurants, this location seriously delivers. Inside, this stylish home offers a smart layout with wide-plank flooring, large windows, and a bright, open feel thatâ€™s both welcoming and well-designed. The kitchen is a total standout â€” featuring quartz countertops, an abundance of sleek cabinetry, a contemporary tile backsplash, and stainless steel appliances, including a new fridge and dishwasher (2024). It opens beautifully into a spacious dining and living area with charming built-ins, a cozy electric fireplace, and plenty of room to stretch out or entertain. The primary bedroom is generously sized and includes an impressive walk-in closet. The second bedroom is equally spacious and ideal as a home office, guest room, or flex space â€” perfect for a young professional or anyone working hybrid. Youâ€™ll also appreciate the convenient front hall closet and in-suite laundry. But what really sets this one apart? That massive private balcony â€” the biggest in the complex. It's a true extension of your living space. Think morning coffee, summer hangs, or an urban garden oasis. Thereâ€™s more than enough room for lounging, dining, entertaining, and soaking up the sun. Outdoor space like this is



a rare find in this price range. The Vineyards is a quiet, well-managed, and pet-friendly building (with board approval). Youâ€™ll also have access to underground parking and secured bike storage for added peace of mind. And being in Mission? Youâ€™re steps from everything: cafÃ©s, cocktail bars, great eats, groceries, the Repsol Centre, river pathways, transit, and downtown. Whether youâ€™re a first-time buyer, an investor, or just looking to level up your space, this one is all about location, layout, and low-maintenance inner-city living.

Built in 1981

### Essential Information

MLS® #	A2212396
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	806
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	203, 130 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0K9

### Amenities

Amenities	Elevator(s), Secured Parking
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Parking Spaces	1
Parking	Assigned, Stall, Underground

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

## Exterior

Exterior Features	Balcony, Storage
Roof	Tar/Gravel
Construction	Vinyl Siding, Wood Siding

## Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	DC

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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